

66th Street Industrial

12811 - 12841 66th Street North, Largo, Florida 33773

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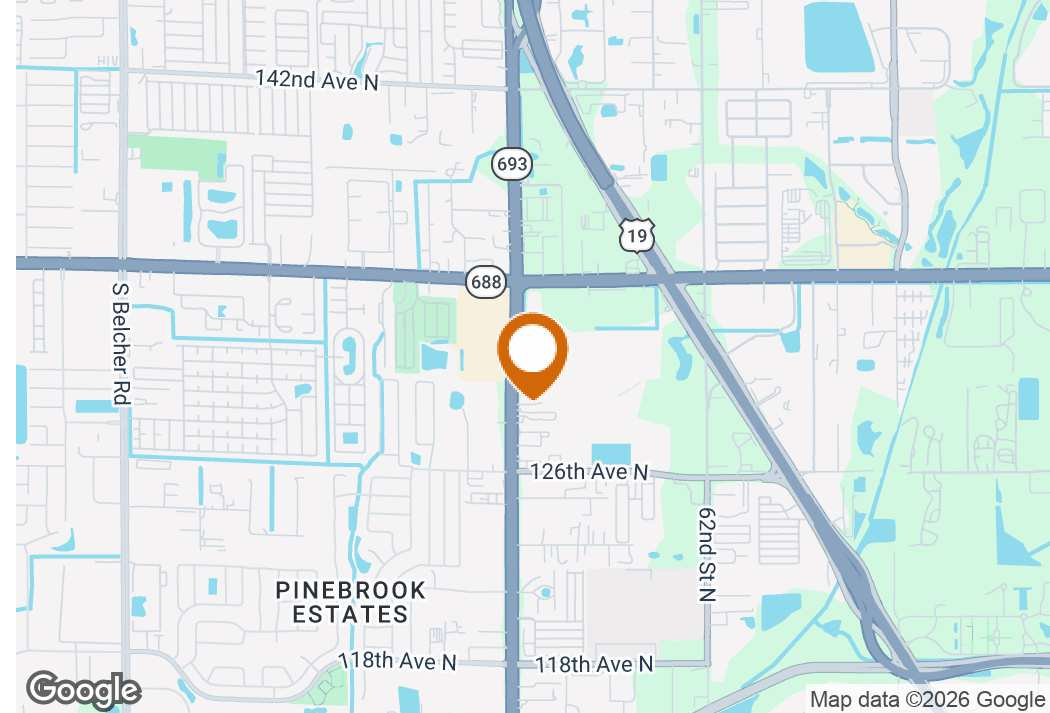
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$3,900,000
Combined Building Size:	20,729 SF
Lot Size:	3.67 Acres
Price / SF:	\$188.14
Cap Rate:	6.52%
NOI:	\$254,308
Zoning:	Light Manufacturing
PIN:	08-30-16-70974-200-0806 08-30-16-70974-200-0805
Traffic Count:	37,000 ± Cars/Day (66th St N)
City:	Largo
County:	Pinellas
State:	Florida

Property Overview

Prime, functional industrial property in the heart of Pinellas County. This 3.67 acre site features multiple buildings totaling 20,729 SF of rentable space. Zoned light manufacturing, the property supports a variety of industrial uses, including automobile rental, used car lot, trailer, truck and van rental. Currently 100% occupied, it offers immediate income with additional leasing upside for investors or flexibility for an owner -user.

With limited new supply in the South Pinellas market and sustained demand for small bay product, the property is well positioned for steady rent performance. Strategically located in the dynamic Largo area, the facility provides ample space for production, storage, and logistics - making it a compelling opportunity for investors seeking a well located asset with strong growth potential.



PROPERTY DESCRIPTION

Property Highlights

- 20,729 SF combined industrial buildings - (7,837 SF, 10,000 SF, 2,238 SF, 654 SF)
- Light Manufacturing zoning
- Strategic Largo location
- 100% occupancy
- Ideal for manufacturing operations
- Grade level roll up doors
- Ceiling Height: 15 FT (7,837 SF Building)

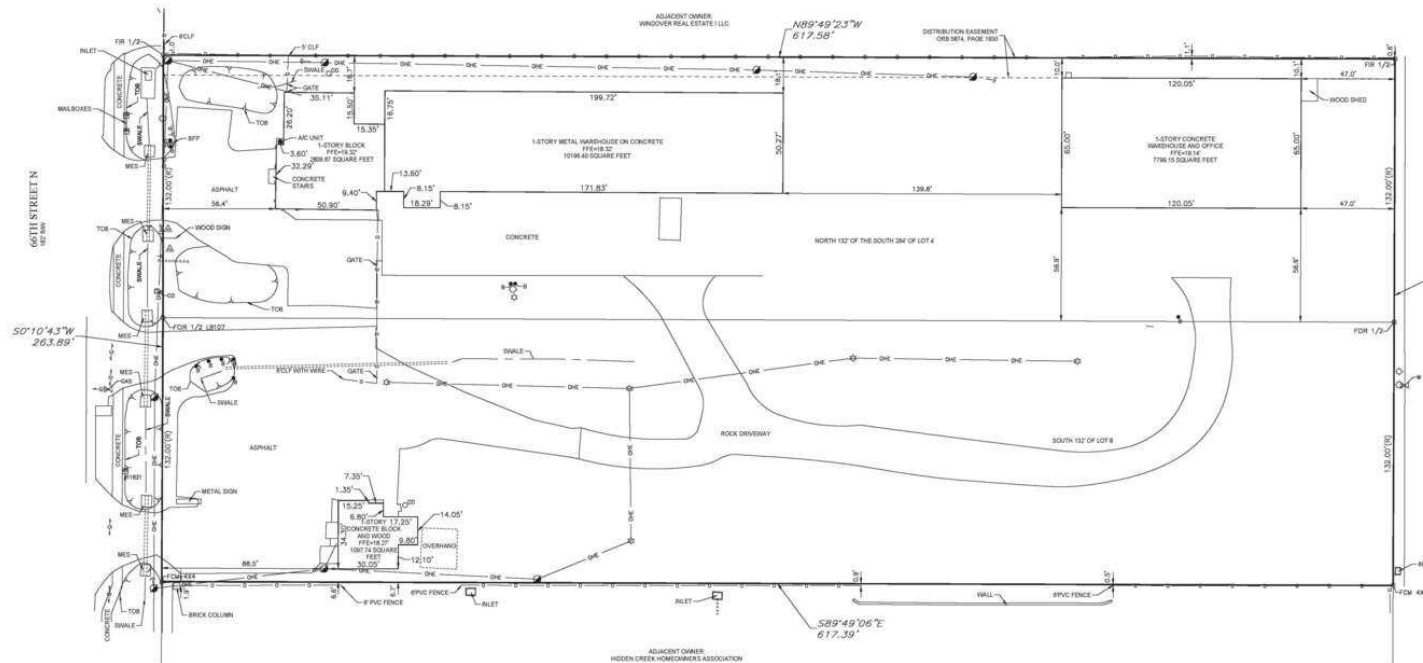
Location Description

The property is located in the heart of Pinellas County, only a half mile from Ulmerton Road and less than one mile from US Highway 19. I-275 is approximately 5 miles away, and St. Pete-Clearwater Airport is 3.5 miles from the site. The location provides convenient access to major transportation routes and strong regional logistics connectivity. The property is also surrounded by a skilled labor force, with nearby training and educational institutions producing talent to support industrial and manufacturing businesses.

SITE PLAN

SECTIONS 7 & 8 TOWNSHIP 30 SOUTH RANGE 16 EAST

CITY OF LARGO PINELLAS COUNTY FLORIDA



LEGEND

[illegible]

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

BOUNDARY SURVEY
12841 & 12811 66TH STREET

PREPARED FOR: HARROD PROPERTIES

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 1135417
COMMITMENT DATE: AUGUST 13, 2021 AT 11:00 PM
SCHEDULE BII EXCEPTIONS:

- Defects, liens, encumbrances, adverse claims or other matters; if any, created, but appearing in the Public Records or pertaining to substantial rights in the Government Domain, and which are not otherwise apparent for value of the interest or interest in Mortgage document covered by this instrument. **MATTER OF SURVEY**
1. A General or special lease and encumbrances required to be paid in the year 2021 and subsequent years. (NOT A MATTER OF SURVEY)
2. Rights of co-tenancy or partition not recorded in the Public Records.
3. Any encumbrance, **MATTER OF SURVEY** or other matter or circumstance that should be disclosed by an owner or an acquirer or an assignee and complete record of the claim and acquisition of the land.
4. Statements or claims of encumbrance not required in the Public Records.
5. Any lien or right to be lawfully exercised by the land not recorded in the Public Records.
6. Any Owner's Policy to protect the land and its contents under Schedule B, following encumbrance. Any arbitrary ownership claim in the State of Florida is right of ownership to any portion of the Land involved including, but not limited to, Title and all other claims, and all such claims are hereby waived.
7. Any lien provided for Chapter Ordinance or Chapter 225, § 10, or herein or by state, village or port authority, for unpaid service charges for the improvement, maintenance or use of the premises, or any contents against the land described herein, and for any such lien for a period of one year or municipality. (NOT A MATTER OF SURVEY)
8. All matters contained on the Florida Pledge Register, as recorded in the Public Book 1, Page 1, Public Records of Pinellas County, Florida (AFFECTS THE PUBLIC RECORDS)
9. Agreement recorded in S.A. Book 8396, Page 28, Public Records of Pinellas County, Florida (AFFECTS PROPERTY, BLANKET IN NATURE)
10. Agreement recorded in S.A. Book 8396, Page 29, Year of Period Forfeiture Corporation recorded in S.A. Book 8396, Page 29, Public Records of Pinellas County, Florida (AFFECTS PROPERTY, SMOKEING)
11. Advertisement Agreement recorded in S.A. Book 8396, Page 31, Public Records of Pinellas County, Florida (AFFECTS PROPERTY, BLANKET IN NATURE)
12. Ordinance No. 2015-79 recorded in S.A. Book 8396, Page 31, Public Records of Pinellas County, Florida (AFFECTS PROPERTY, BLANKET IN NATURE)
13. Rights of the parties under unrecorded liens. (NOT A MATTER OF SURVEY)

LEGAL DESCRIPTION

The North 132 feet of the South 264 feet of Lot 8, PINELLAS GROVES, in the Northwest 1/4 of Section 8, Township 30 South, Range 16 East, according to the plat thereof recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS that part conveyed for road right of way purposes described in deed recorded in OR Book 646, Page 210, Public Records of Pinellas County, Florida.

AND

The South 132 feet of Lot 8, PINELLAS GROVES, in the Northwest 1/4 of Section 8, Township 30 South, Range 16 East, according to the plat thereof recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS that part conveyed for road right of way purposes described in deed recorded in OR Book 645, Page 357, Public Records of Pinellas County Florida.

NOTES

- NOTES:
NO UNDERGROUND INSTALLATIONS OF IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY OR OTHER OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
THE SURVEY WAS MADE FROM THE SURFACE OF THE EARTH AND NO USE OF THE AIR OR SPACE WAS MADE.
USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR WILL BE THE USER'S SOLE RESPONSIBILITY AND SUBJECT TO LIABILITY TO THE SURVEYOR.
THE SURVEY WAS MADE FOR THE PURPOSE OF THE CONVEYANCE OF THE LAND TO THE GENERAL PUBLIC AND NOT FOR THE PURPOSE OF THE CONVEYANCE OF THE LAND TO A PARTICULAR PERSON OR PERSONS.
THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND SIMILAR MATTERS OF TITLE.
THE SURVEY WAS MADE FROM THE SURFACE OF THE EARTH AND NO USE OF THE AIR OR SPACE WAS MADE.
THE HORIZONTAL DATUM USED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83, WITH ZONE NORTH AMERICAN DATUM 1983, ADJUSTMENT 2011.
THE VERTICAL DATUM USED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83, WITH ZONE NORTH AMERICAN DATUM 1983, ADJUSTMENT 2011.
BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
EASEMENTS OF RECORD ARE SHOWN AS SHOWN.
ROADS LARGER THAN 40 FEET OR SQUARE FEET OR 1/40 ACRES MORE OR LESS ARE SHOWN AS SHOWN.
BUILDING CONSTRUCTION, BUILDING CONSTRUCTION, BUILDING CONSTRUCTION OBSERVED AT THE SURVEY.
NO EVIDENCE OF RECENT ERECT OR IDEALIZED CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF SURVEY.
NO EVIDENCE OF RECENT ERECT OR IDEALIZED CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

10

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b(1), 8, 9, 10, 13, 14, 16, and 17 of Table A thereof. The fieldwork was completed on 10/06/2021.

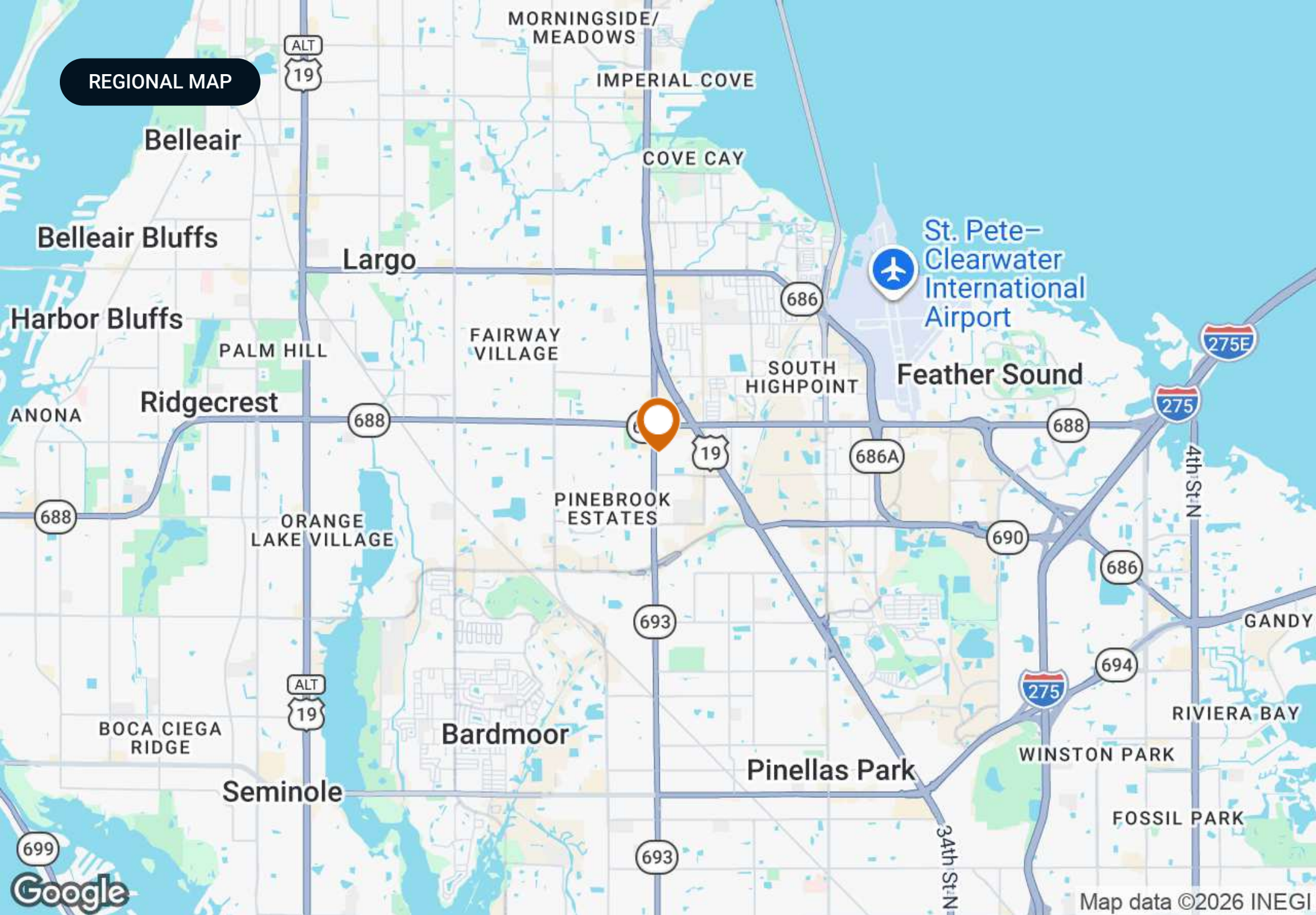
Date of Plot or Map 10/03/2003

COAST LAND SURVEYING, Inc.

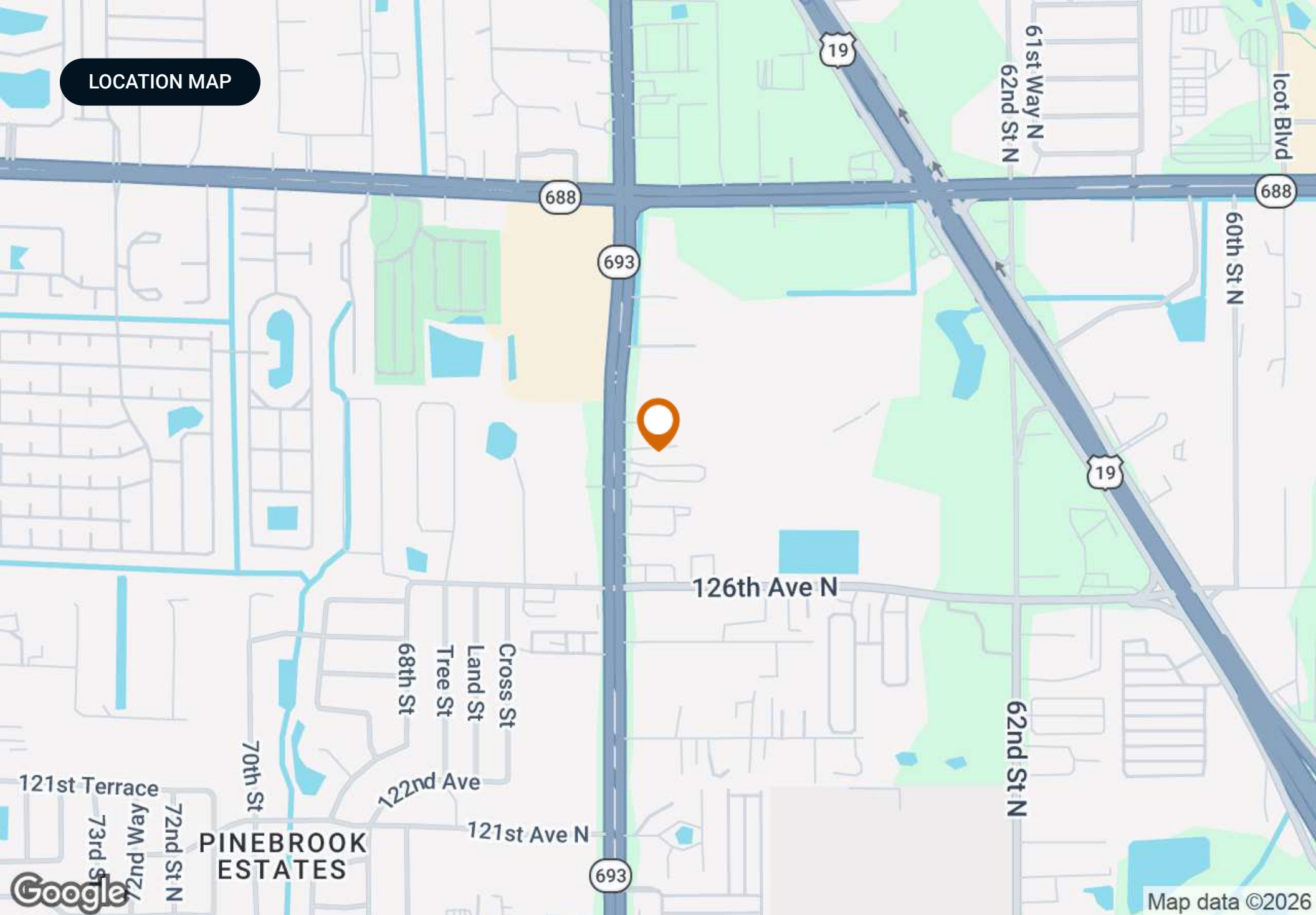
1111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677

ARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT
13) 854-1342 SL.SURVEY@TAMPABAY.RR.COM

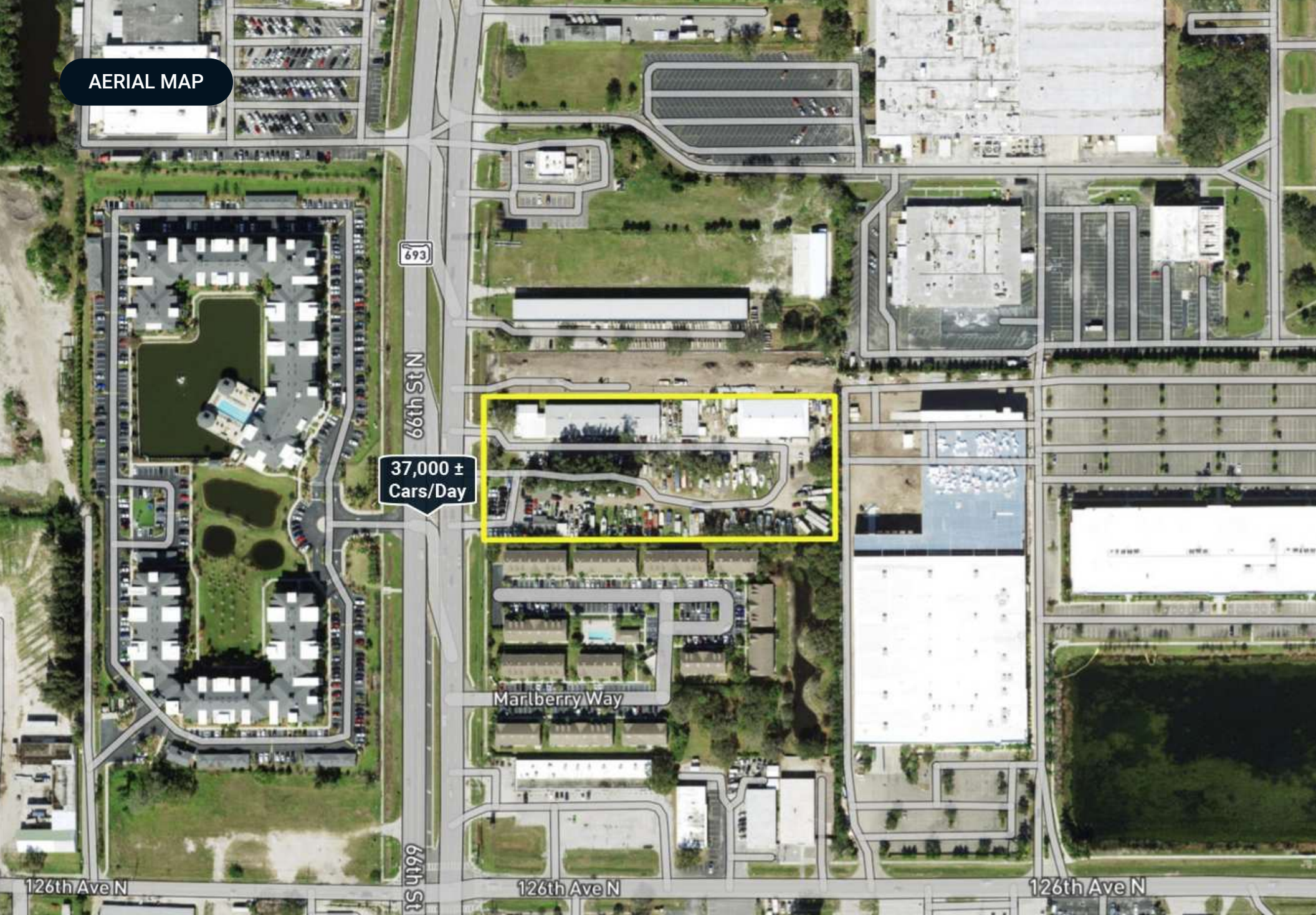
LB 4513



LOCATION MAP



AERIAL MAP



37,000 ±
Cars/Day

693

66th St N

Marlberry Way

126th Ave N

126th Ave N

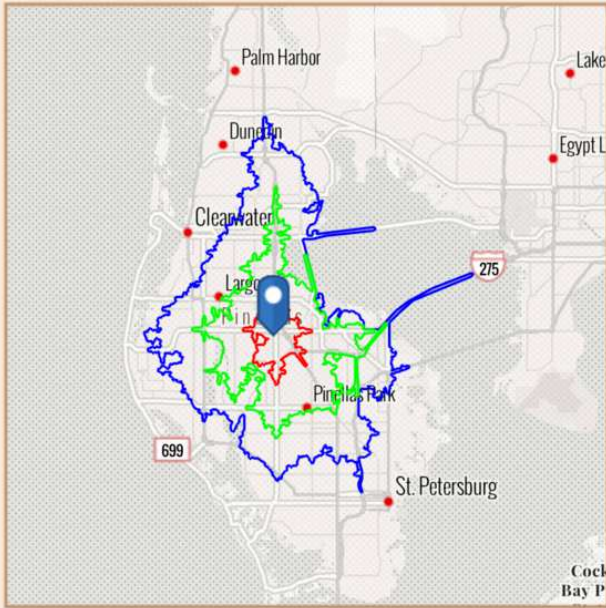
126th Ave N

66th St

BENCHMARK DEMOGRAPHICS

66th St N, Largo, Florida, 33773

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Pinellas County	CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	3.94%	3.95%	3.91%	3.66%	4.70%	4.69%	5.39%
5 - 9	4.17%	4.18%	4.18%	4.00%	5.08%	5.03%	5.75%
10 - 14	3.88%	4.35%	4.33%	4.25%	5.40%	5.34%	5.98%
15 - 19	4.26%	4.52%	4.51%	4.60%	5.84%	5.84%	6.47%
20 - 34	19.71%	18.44%	17.38%	15.97%	18.51%	18.43%	20.33%
35 - 54	25.40%	24.47%	24.06%	23.77%	25.01%	24.41%	25.20%
55 - 74	29.09%	28.48%	28.91%	30.61%	25.41%	25.55%	22.82%
75+	9.55%	11.61%	12.77%	13.10%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	8.6%	7.9%	8.2%	7.5%	8.2%	8.0%	8.3%
\$15,000-\$24,999	4.2%	5.3%	6.2%	5.8%	5.8%	5.8%	5.9%
\$25,000-\$34,999	7.4%	7.0%	7.7%	7.1%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.2%	13.9%	13.8%	11.6%	10.4%	10.5%	9.8%
\$50,000-\$74,999	22.9%	19.2%	18.8%	17.3%	16.9%	16.9%	15.6%
\$75,000-\$99,999	12.1%	12.8%	12.7%	12.5%	12.8%	12.9%	12.5%
\$100,000-\$149,999	20.3%	18.7%	18.0%	18.0%	18.3%	18.4%	17.8%
\$150,000-\$199,999	7.0%	8.2%	7.9%	9.0%	8.8%	8.7%	9.8%
\$200,000+	3.3%	6.9%	6.8%	11.0%	12.0%	12.1%	14.0%
KEY FACTS							
Population	16,262	137,301	372,618	967,161	3,385,153	23,027,836	339,887,819
Daytime Population	25,155	171,664	408,134	986,182	3,364,494	22,846,618	338,218,372
Employees	8,791	72,047	190,858	489,233	1,636,712	10,832,721	167,630,539
Households	7,690	62,315	173,358	455,657	1,406,545	9,263,074	132,422,916
Average HH Size	2.08	2.13	2.10	2.08	2.36	2.43	2.50
Median Age	45.8	46.7	48.0	50.0	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	252,535	337,566	337,147	425,333	404,577	416,969	370,578
Owner Occupied %	57.4%	63.0%	64.1%	66.9%	67.0%	67.2%	64.2%
Renter Occupied %	42.6%	37.0%	35.9%	33.1%	33.0%	32.8%	35.8%
Total Housing Units	8,681	69,581	194,564	526,481	1,564,169	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$65,765	\$70,002	\$68,124	\$75,857	\$78,083	\$78,205	\$81,624
Per Capita Income	\$38,832	\$42,147	\$42,657	\$51,355	\$45,617	\$44,891	\$45,360
Median Net Worth	\$132,759	\$191,386	\$190,538	\$255,903	\$245,761	\$253,219	\$228,144

MARKET AREA MAP

Advance
Auto Parts

SK
STONE KING

Honeywell GXO

PARALLON
HCA Healthcare

WENDOVER
ART GROUP

LEADERS
FLORIDA LIVING

126th Ave N

126th Ave N

126th Ave N

Blvd E

Buc

62nd St

19

693

693

ve N

Google



RETAILER MAP



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

Senior Advisor

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Direct: **877-518-5263 x465** | Cell: **727-409-0101**

Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office

ADVISOR BIOGRAPHY



Kim Lohry

Senior Advisor

kim@saundersrealestate.com

Direct: **877-518-5263 x380** | Cell: **727-488-5421**

Professional Background

Kim Lohry is a licensed sales professional with over 35 years of industry experience. She has a long record of successfully guiding private clients, public corporations, and international investors through commercial real estate acquisitions, dispositions, and lease negotiations.

Before joining Saunders Real Estate, Kim worked as a senior director at Berkshire Hathaway's commercial division, specializing in hospitality, multi-family, assisted living facilities, and mixed-use sales and leasing while consistently ranking in the top 5% of agents nationwide. In addition, she was responsible for the representation and disposition of bank-owned assets, as well as performing and non-performing notes.

Kim is embracing the rising prevalence of technology in this industry and recognizes how artificial intelligence helps her access the market in real time. This, along with her deep knowledge of area growth and a blend of practical experience, gives her a competitive edge and a strategic approach that is targeted and accurate to meet and exceed her clients' needs and expectations. Kim will continue to focus on site selection for mixed-use development, hospitality, retail, and office sales and leasing, primarily on the West Coast of Florida.

Kim serves as the Pasco County chairperson for CCIM (Certified Commercial Investment Member) for the West Coast District of Florida. She is an active member of professional real estate groups, including ICSC (International Council of Shopping Centers) and TBRA (Tampa Bay Retail Alliance), where she currently serves on the executive board as Secretary.

Kim specializes in:

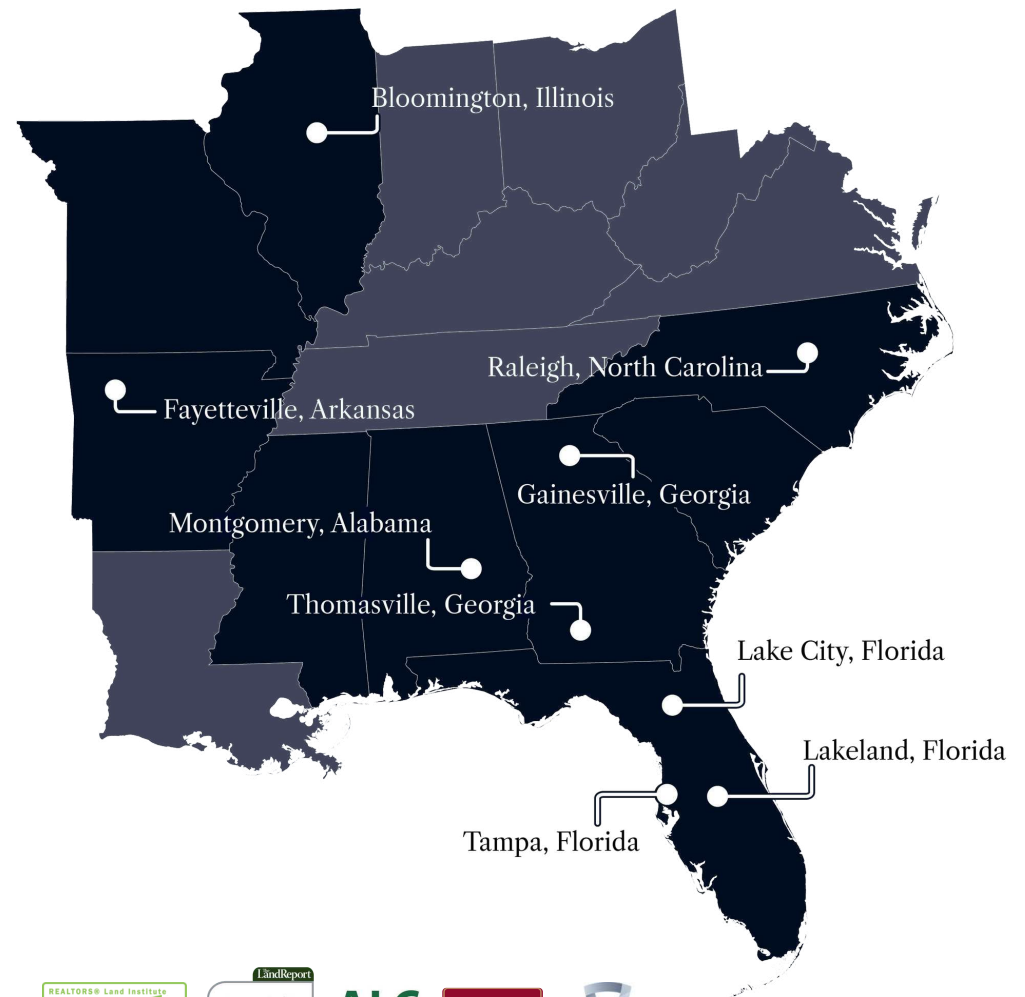
- Mixed-Use Development
- Multifamily
- Hospitality
- Retail
- Office



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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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